



**US Army Corps
of Engineers**
Louisville District®

Public Notice

Public Notice No.

LRL-2017-612-mck

Date:

18 Dec 2017

Closing Date:

17 Jan 2018

Please address all comments and inquiries to:

U.S. Army Corps of Engineers, Louisville District

ATTN: Meagan Knuckles, CELRL-RDS, Rm 752

P.O. Box 59

Louisville, Kentucky 40201-0059

Phone: 502-315-6709

This notice announces an application submitted for a Department of the Army (DA) Permit, subject to Section 10 of the Rivers and Harbors Act of 1899 and Section 404 of the Clean Water Act:

APPLICANT: Anderson Communities
1720 Sharkey Way
Lexington, Kentucky 40511

AGENT: Palmer Engineering
400 Shoppers Drive
Winchester, Kentucky 40391

LOCATION: Open water and perennial and intermittent tributaries to Town Branch, on an approximately 53 acre site, located north of Leestown Road and south of the southern terminus of Lucille Drive, Lexington, Fayette County, Kentucky.

Latitude: 38.08786 N
Longitude: 84.55092
7.5 Minute Quad: Lexington West

PURPOSE: To create additional residential housing to accommodate Lexington's growing population, and to accommodate traffic congestion and to provide amenities for the surrounding growing community.

DESCRIPTION OF WORK: The applicant proposes to construct the Villages of Great Acres Development which includes a mix of light commercial and residential development. To facilitate the development, the project would correct drainage issues occurring due to the amount of runoff entering the existing 4.16 acre open water pond. The applicant proposes to expand the existing pond by filling 2.06 acres of the pond and excavating 2.57 acres of ground directly south of the pond to expand the pond to a total of 4.67 acres. The portion of the pond that would be filled would be filled to create 754 linear feet of new drainage channel, 20 feet wide. This new channel would divert drainage around the pond alleviating water pressure on the pond dam. The existing perennial channel (STR1-P) would be straightened and extended to connect with the created drainage channel and would impact 401 linear feet of stream channel. The channel below the existing open water would be rechanneled to connect and transition the new drainage channel to the existing stream channel and would impact 315 linear feet of perennial stream channel (STR2-P).

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In addition, the development would include the extension of Lucille Drive which would impact 70 linear feet of STR1-P for the construction of three 48-inch culvert pipes and riprap. An additional 114 linear feet of STR1-P would be relocated to eliminate a sharp curve to help stabilize the section of stream channel not being impacted. Therefore, a total of 900 linear feet (0.33 acre) of an unnamed perennial tributary (STR1-P and STR2-P) and 2.06 acre of open water would be impacted as a result of the proposed project.

AVOIDANCE, MINIMIZATION, AND MITIGATION MEASURES: The applicant indicates there is no alternative to avoid the placement of fill material into “waters of the United States (U.S.).” The applicant stated to mitigate for the loss of open water, the pond would be reconfigured and expanded by an additional 0.51 acres. In addition, the applicant proposes to compensate for the reconfiguration of the current drainage through the creation of a new drainage channel and stabilization of any remaining channel onsite. The applicant would revegetate with native plant species along the created stream channel to increase visual aesthetics and stream stabilization for the new development. If this proposed onsite mitigation is insufficient in whole or in part, the applicant would purchase credits from the Kentucky Department of Fish and Wildlife Stream and Wetland Restoration In-Lieu Fee Program as compensation for impacts to STR1-P and STR2-P.

It is noted that this proposed mitigation plan is open to comment and subject to change. The Corps will make a determination of appropriate mitigation, upon review of all submitted information.

REVIEW PROCEDURES: A DA Permit cannot be issued if any legally required Federal, State, or local authorization or certification is denied. A DA permit, if otherwise warranted, will not be issued until a State of Kentucky Water Quality Certification or waiver is on file at this office. In order to comply with Section 401 of the Clean Water Act, the applicant must apply for State certification from the Kentucky Energy and Environment Cabinet Division of Water (KDOW).

Copies of this notice are sent to the appropriate Federal and State Fish and Wildlife Agencies. Their views and comments are solicited in accordance with the Fish and Wildlife Coordination Act of 1956. Based on available information, the proposed activity will not destroy or endanger any Federally-listed threatened or endangered species or their critical habitats, as identified under the Endangered Species Act, and therefore, initiation of formal consultation procedures with the U.S. Fish and Wildlife Service is not planned at this time.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. A request for a public hearing must state the specific interest which might be damaged by issuance of the DA Permit.

The National Register of Historic Places has been examined, and it has been determined that there are no properties currently listed on the Register which would be directly affected by the proposed work. If we are made aware, as a result of comments received in response to this notice, or by other means, of specific archaeological, scientific, prehistoric, or historical sites or structures which might be affected by the proposed work, the District Engineer will immediately take the appropriate action necessary pursuant to the National Historic Preservation Act of 1966 – Public Law 89-665 as amended (including Public Law 96-515).

The decision whether to issue a permit will be based on an evaluation of the probable impact of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered; among those are conservation, economics, aesthetic values,

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general environmental concerns, historic values, fish and wildlife values, flood damage prevention, land use, navigation, recreation, water supply, water quality, energy needs, safety, food production, and in general, the needs and welfare of the public. In addition, the evaluation of the impact of the activity on the public interest will include application of the guidelines (40 CFR Part 230) promulgated by the Administrator, United States Environmental Protection Agency, under authority of Section 404(b) of the CWA.

The Corps of Engineers is soliciting comments from the public; Federal, State, and local agencies and officials; Indian tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. It is presumed that all interested parties and agencies will wish to respond; therefore, a lack of response will be interpreted as meaning that there is no objection to the proposed project. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

Written statements received in this office on or before the closing date will become a part of the official record and will be considered in the determination on this permit request. Any objections which are received during this period will be forwarded to the applicant for possible resolution before the determination is made whether to issue or deny the requested DA Permit. A permit will be granted unless its issuance is found to be contrary to the public interest.

Information pertaining to this application is available for public examination during normal business hours upon prior request. Drawings are available on Louisville District's Internet site at <http://www.lrl.usace.army.mil/Missions/Regulatory.aspx>. All comments regarding this proposal should be addressed to Meagan Knuckles, CELRL-RDS at the address noted above and should refer to the Public Notice Number LRL-2017-612-mck.

If you desire to submit your comments by email, you must comply with the following:

- a) In the subject line of your email, type in **ONLY** the Public Notice ID No. LRL-2017-612-mck

Example:

Subject: LRL-2017-612-mck

- b) Provide your physical mailing address and telephone number.
- c) Send your email to: lrl.regulatorypubliccomment@usace.army.mil
- d) If you are sending attachments greater than 1 Mb in size with your email, you must send a hard copy (CD or paper) to the Corps' physical address as well.



GENERAL NOTES

1. THIS DEVELOPMENT PLAN MAY NOT BE USED AS A BASIS FOR SALE OF THIS PROPERTY. ANY SALE OF LAND SHALL BE BASED UPON A RECORDED SUBDIVISION PLAT.
2. THIS DEVELOPMENT PLAN MAY BE AMENDED WITH THE APPROVAL OF THE URBAN-COUNTY PLANNING COMMISSION.
3. ACCESS SHALL BE LIMITED TO THE POINTS INDICATED ON THIS PLAN.
4. ENTRANCE DETAILS ARE SUBJECT TO THE APPROVAL OF THE URBAN-COUNTY TRAFFIC ENGINEER.
5. STORM DETAILS SHALL BE DESIGNED AS PER THE LFUGG ENGINEERING STORM WATER MANUAL.
6. ALL AREAS THAT HAVE BEEN DISTURBED BY GRADING SHALL HAVE TEMPORARY VEGETATION COVER PROVIDED. SUCH COVER SHALL CONSIST OF ANNUAL GRASSES OR SMALL GRAINS. SLOPES EXCEEDING 4:1 SHALL HAVE ADDITIONAL PROTECTION OF ADEQUATE MULCHING OR SODDING IN ORDER TO PREVENT EROSION.
7. LANDSCAPING SHALL CONFORM TO ARTICLES 18 & 26 OF THE LFUGG ZONING ORDINANCE RESOLUTION AND ARTICLES 6-10 OF THE LFUGG LAND SUBDIVISION REGULATIONS.
8. NO GRADING, STRIPPING, EXCAVATION, FILLING OR OTHER DISTURBANCE OF THE NATURAL GROUND COVER SHALL TAKE PLACE PRIOR TO APPROVAL OF AN EROSION CONTROL PLAN. SUCH PLAN MUST BE SUBMITTED IN ACCORDANCE WITH CHAPTER 16 OF THE CODE OF ORDINANCES.
9. NO BUILDING PERMITS SHALL BE ISSUED UNLESS AND UNTIL A FINAL DEVELOPMENT PLAN IS APPROVED BY THE PLANNING COMMISSION.
10. ALL OPEN AREAS NOT OCCUPIED BY THE BUILDING OR OTHER STRUCTURES SHALL BE AVAILABLE FOR ALL UTILITY PROVIDERS TO THIS DEVELOPMENT.
11. THE DESIGNATED FLOODPLAIN IS A ONE AE 100 YEAR FLOODPLAIN PER HEMA PANEL 2100670100EFFECTIVE DATE MARCH 3 2014. FUTURE ANALYSIS TO FURTHER DETERMINE THE EXISTING FLOODPLAIN ENCROACHMENT IS TO BE PERFORMED USING FIELD SURVEY DATA AND APPROPRIATE HYDRAULIC AND HYDROLOGICAL METHODOLOGY.
12. PER LFUGG ZONING REGULATIONS, A PORTION OF THE EXISTING AE FLOODPLAIN PROPOSED FOR CONSTRUCTION IS SHOWN WITH A SUGGESTED MITIGATION LOCATION. FURTHER FLOODPLAIN ANALYSIS IS TO BE PERFORMED.
13. EXISTING VEGETATION CONSISTS OF INDIGENOUS EDGE TREE SPECIES INCLUDING BLAC CHERRY, WALNUT, ELM, ASH, HAZELNUT, ETC. AS WELL AS INDIVIDUAL SPECIES SUCH AS SPRUCE, PINE, MAPLE, OAK, ETC.
14. GREENWAY TRAILS ARE TO BE PROVIDED AS CONNECTIONS BETWEEN EXISTING AND OR DESIGNED LFUGG GREENWAY BIKE PATH AND TRAIL CORRIDORS. GREENWAY TRAILS ARE TO BE DEDICATED TO LFUGG. TRAIL ALIGNMENT AND GREENWAY ACQUISITION ARE TO BE DETERMINED AT THE TIME OF THE FINAL DEVELOPMENT PLAN.
15. FEE ON ALL BUILDINGS IS TO BE ONE FOOT (1') MINIMUM ABOVE FLOODPLAIN ELEVATION.
16. LIMITS OF PUBLIC STREETS SHALL BE DETERMINED AT TIME OF FINAL DEVELOPMENT PLAN.

SITE STATISTICS

TOTAL SITE:
GROSS AREA OF SITE = 53.31 ACRES
NET AREA OF SITE = 51.36 ACRES
PROPOSED BUILDING SF/AREA FOOTAGE:
B-3 PLUS R-3 = 587 910 SF

PROPOSED

ZONING: B-3
PROPOSED TOTAL BUILDING SF: 53,572 SF
TOTAL NO. PARCING SPACES RE-UURED: 160
TOTAL NO. PARCING SPACES PROVIDED: 243
EXISTING PARCING REQUIREMENT: 160 SF (10,000 SF PER BUILDING) PLUS 1 SF PER 400 SF OF FLOOR AREA (FIRST 10,000 SF PER BUILDING) PLUS 1 SF PER 400 SF OF FLOOR AREA PER BUILDING (OVER 10,000 SF PER BUILDING).

PROPOSED BAN: BUILDING: 4,440 SF = 12 PARCING SPACES REQUIRED
TOTAL PARCING SPACES PROVIDED: 29
BUILDING HEIGHT: 20 FEET ABOVE FFE

PROPOSED CONVENIENCE FUEL STATION: 10,067 (10,000:400=25) PLUS (6,7200=1)= 26
TOTAL PARCING SPACES PROVIDED: 41

PROPOSED DRUG STORE: 15,472 SF (10,000:400=25) PLUS (5,472,200=28)= 53 SPACES RE-UURED
TOTAL SPACES PROVIDED: 54

PROPOSED COMMERCIAL BUILDING I: 11,503 SF (10,000:400=25) PLUS 1,503,200=8= 33 SPACES RE-UURED
TOTAL SPACES PROVIDED: 70

PROPOSED COMMERCIAL BUILDING II: 12,090 SF (10,000:400=25) PLUS (2,090,200=11)= 36 SPACES RE-UURED
TOTAL SPACES PROVIDED: 40

ZONING R-3

PROPOSED TOTAL BUILDING SF/AREA FOOTAGE: 335,338 SF
PROPOSED TOTAL BUILDING DWELLING UNITS: 570 (474 APARTMENTS PLUS 96 TOWNHOME UNITS). PARCING SPACES = 1.5 SPACES PER DWELLING UNIT.
570 DWELLING UNITS X 1.5 = 855 SPACES RE-UURED

PROPOSED SPACES PROVIDED: 938 SPACES (INCLUDES 108 DETACHED GARAGE UNITS)

30 UNIT APARTMENT BUILDING: 10
FLOOR FOOTPRINT: 7,160 SF X 10-71,600 SF TOTAL COVERAGE
FLOOR AREA: 21,480 SF X 10-214,800 SF TOTAL

15 UNIT APARTMENT BUILDING: 2
FLOOR FOOTPRINT: 3,580 SF X 2=7,160 SF TOTAL COVERAGE
FLOOR AREA: 10,740 SF X 2=21,480 SF TOTAL

24 UNIT APARTMENT BUILDING: 6
FLOOR FOOTPRINT: 5,920 SF X 6=35,520 SF TOTAL COVERAGE
FLOOR AREA: 17,760 SF X 6=106,560 SF TOTAL

7 UNIT TOWNSOME BUILDING: 9
FLOOR FOOTPRINT: 8,840 SF (INCLUDES GARAGE AND INTERIOR COURTYARD) X 9=79,560 SF TOTAL COVERAGE

FLOOR AREA: 1ST FLOOR 8,840 SF PLUS 2ND FLOOR 4,904= 13,744 SF X 9= 123,696 SF TOTAL

8 UNIT TOWNSOME BUILDING: 2
FLOOR FOOTPRINT: 10,103 SF (INCLUDES GARAGE AND INTERIOR COURTYARD) X 2=20,206 SF TOTAL COVERAGE

FLOOR AREA: 1ST FLOOR 10,103 SF PLUS 2ND FLOOR 5,607= 15,710 x 2= 31,420 SF TOTAL

9 UNIT TOWNSOME BUILDING: 1
FLOOR FOOTPRINT: 11,366 SF (INCLUDES GARAGE AND INTERIOR COURTYARD) X 1=11,366 SF TOTAL COVERAGE

FLOOR AREA: 1ST FLOOR 11,366 SF PLUS 2ND FLOOR 6,308= 17,674 SF TOTAL

4 UNIT TOWNSOME BUILDING: 2
FLOOR FOOTPRINT: 5,052 SF (INCLUDES GARAGE AND INTERIOR COURTYARD) X 2=10,104 SF TOTAL COVERAGE

FLOOR AREA: 1ST FLOOR 3,025 PLUS 2ND FLOOR 2,802= 7,854 x 2= 15,708 SF TOTAL.

EXISTING BUILDING TO BE CONVERTED TO CLUBHOUSE: 1

FLOOR FOOTPRINT: 3,000 SF COVERAGE
PARCING: 6 SPACES RE-UURED
SPACES PROVIDED: 5 DEDICATED PLUS 6 SHARED AVAILABILITY

FLOOR AREA RATIO: 12.27 A. BUILDING FLOOR AREA 41.69 NET SITE ACRES=0.29

TOTAL OPEN SPACE AREA

TOTAL AREA = 51.36 NET ACRES

POUND AND STORMWATER AREA = 11.57 ACRES

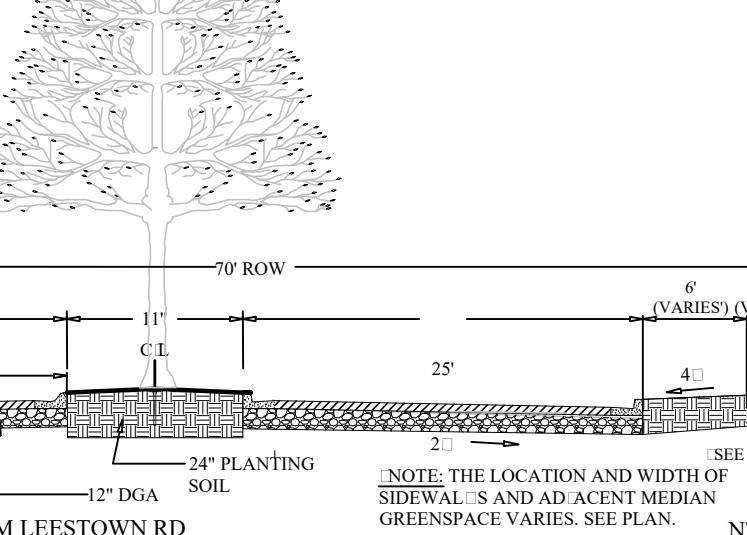
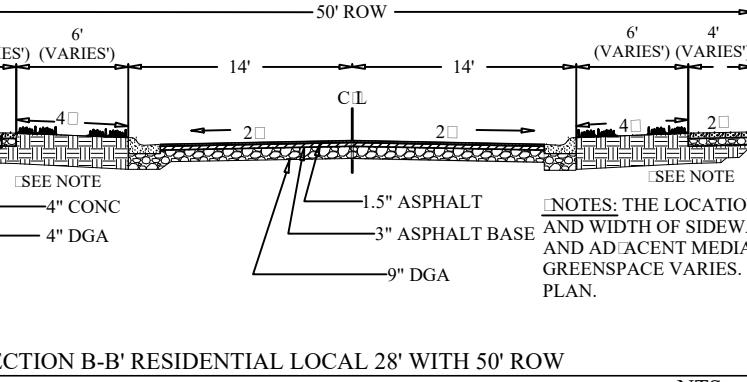
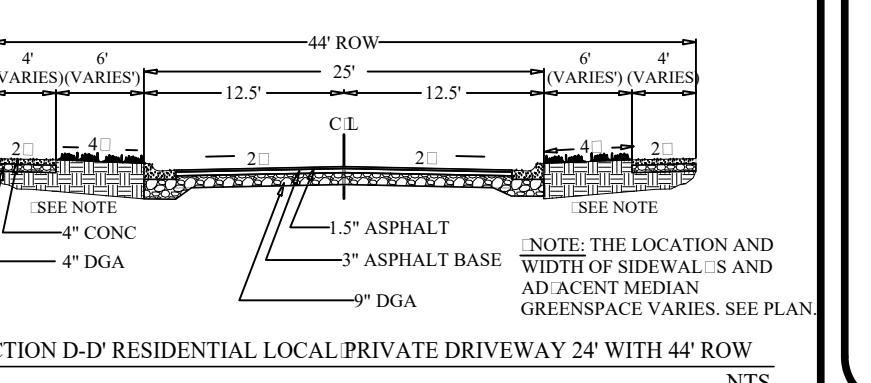
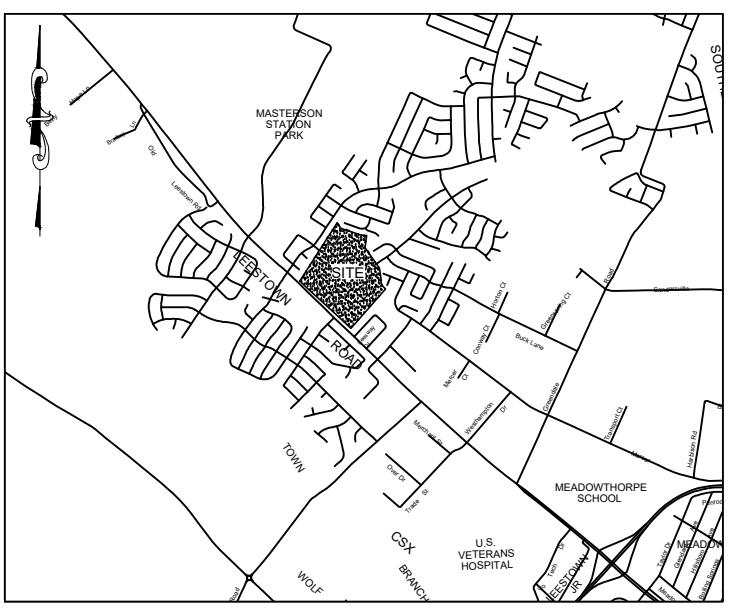
IMPERVIOUS AREA 32.26 ACRES

OPEN SPACE: 19.15 ACRES

31,231 SF = 63 % IMPERVIOUS

NET OPEN SPACE AREA = 37.07 ACRES

RECREATIONAL USE AREA (INCLUDES POND AND GREENWAY): APPROX. 13 ACRES.



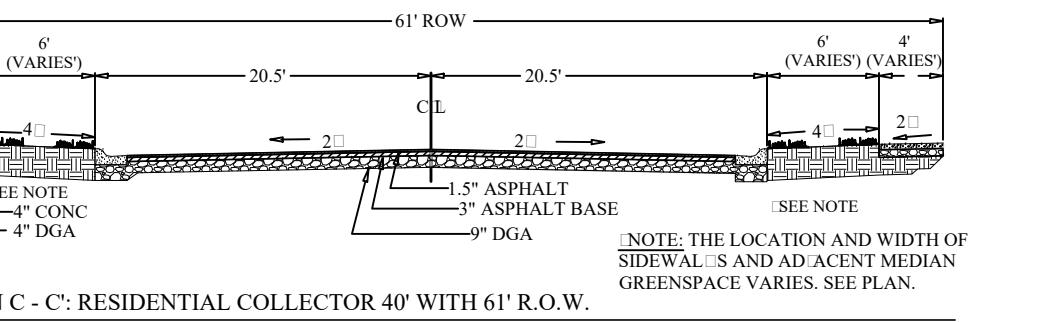
THE VILLAGES AT GREAT ACRES PRELIMINARY DEVELOPMENT PLAN - REVISION

DESCRIPTION OF REVISION
MARCH 22, 2016 - TECHNICAL REVIEW REVISIONS:
TRAFFIC, NOTES, COMMERCIAL ACCESS, ETC.

PROJECT
THE VILLAGES AT GREAT ACRES
LEESTOWN RD - LEXINGTON, KY 40511
ANDERSON COMMUNITIES
1720 SHAREKEY WAY - LEXINGTON, KY 40511
P (859) 231-3726
OWNER

SHEET NO.
PDP

Villages of Great Acres Development
USACE ID Number: LRL-2017-612-mck
Pages 1 of 10



OWNER DATE
COMMISSION'S CERTIFICATION
I DO HEREBY CERTIFY THAT THIS DEVELOPMENT PLAN WAS APPROVED BY THE URBAN COUNTY PLANNING COMMISSION AT ITS MEETING HELD ON
PLANNING COMMISSION SECRETARY DATE
PDP



Delineation and Impacts Map

**Anderson Communities
Villages of Great Acres
Development Site**

Former Greathouse Nursery

**2795 Leestown Road, Lexington
Fayette County, Kentucky**

Villages of Great Acres Development
USACE ID Number: LRL-2017-612-mck
Page 2 of 10

Area of Existing Pond: 4.16 ac.
Area of Existing Pond to Remain: 2.10 ac.
Area of Existing Ground to Become New Pond: 2.57 ac.
Total Area of New Pond: 4.67 ac.

New Channel: 0.88 ac.
Area of New Stream Stabilizations: 0.16 ac.
Stream Stabilization Length of Centerline: 710 lf

STR1-P: Total Length = 964 lf; Total Impacts = 585 lf
STR2-P: Total Length = 315 lf; Total Impacts = 315 lf
STR1-I: Total Length = 168 lf; Total Impacts = 0 lf

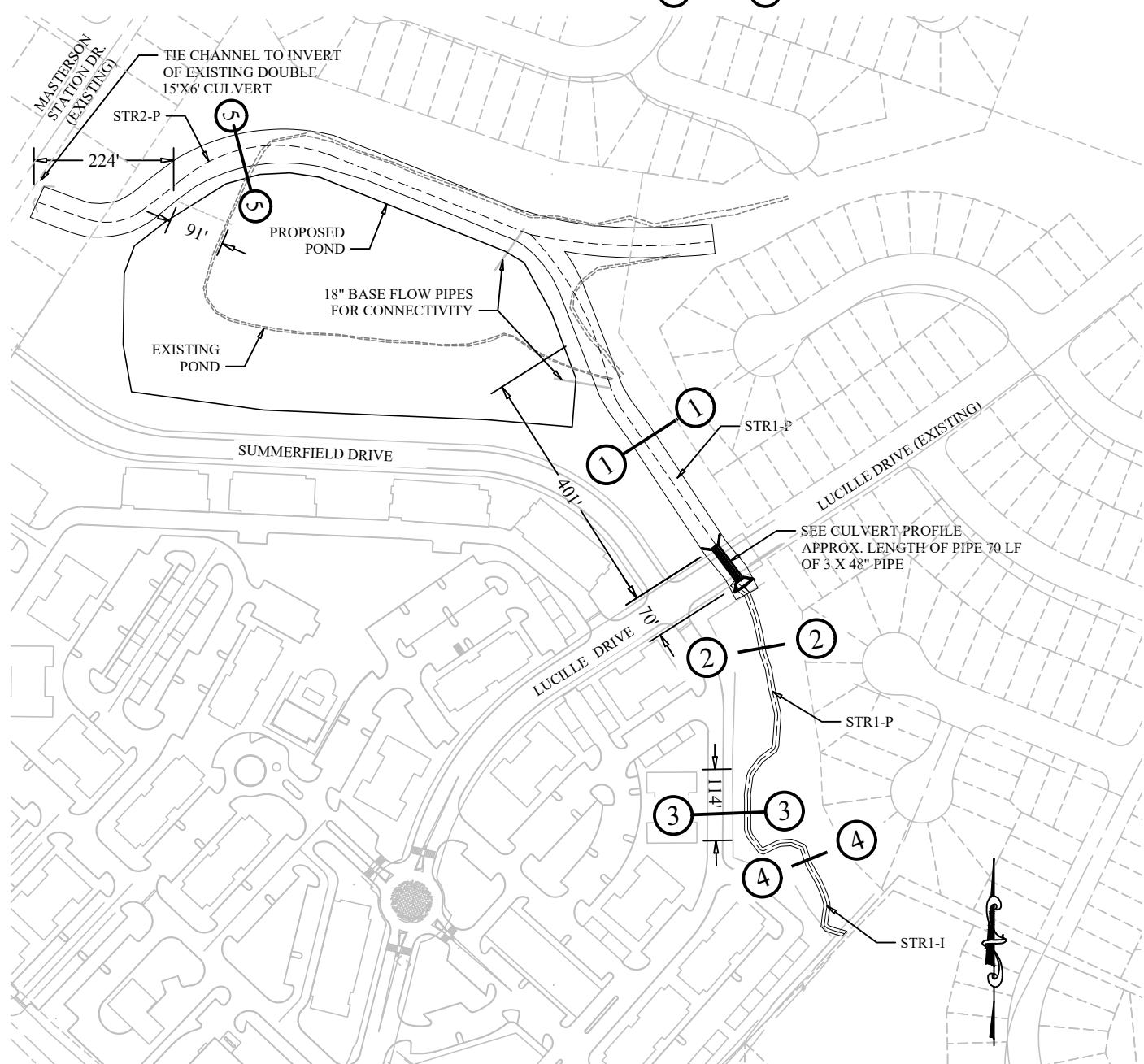
LEGEND

- Existing Pond
- New Pond
- (1) — (1) Section Label

Length of Impact = 900 lf
Open Water Impact = 2.06 acres

SECTION DESCRIPTIONS

- | | | |
|-----|-----|---|
| (1) | (1) | STR1-P Proposed Channel Section |
| (2) | (2) | No Impact on Exist. Channel
(Proposed plantings per LFUCG) |
| (3) | (3) | STR1-P Proposed Channel Section |
| (4) | (4) | No Impact on Exist. Channel
(Proposed plantings per LFUCG) |
| (5) | (5) | STR2-P Proposed Channel Section |



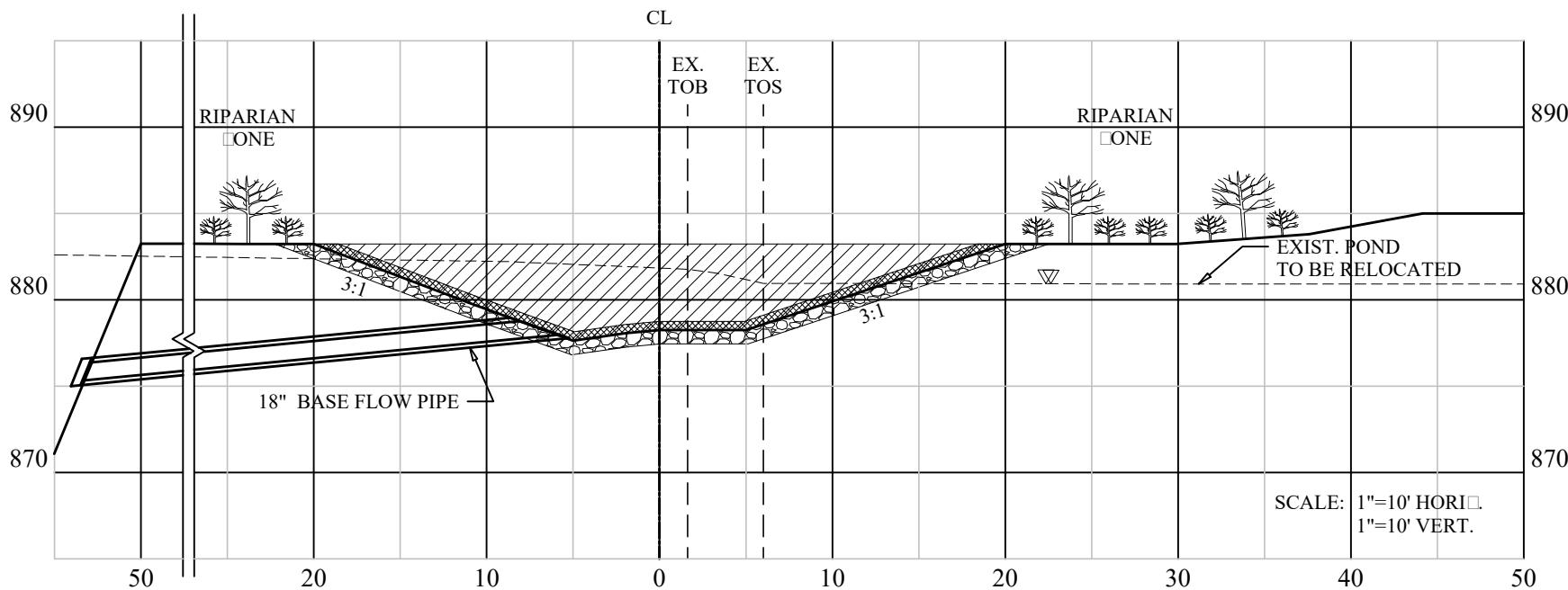
Villages of Great Acres Development
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0' 125' 250' 375'
GRAPHIC SCALE: 1" = 250'

IE
 INTEGRATED ENGINEERING

PROJECT NO: 160004
THE VILLAGE AT GREAT ACRES
 LEESTOWN RD - LEXINGTON, KY 40511
 FAYETTE COUNTY, KENTUCKY
 ANDERSON-THE VILLAGE AT GREAT ACRES, LLC
 1720 SHARKEY WAY - LEXINGTON, KY 40511
 P (859) 231-0099 ~ F (859) 231-3726
 OWNER

SECTION NO. 1
 DATE: NOVEMBER 2017



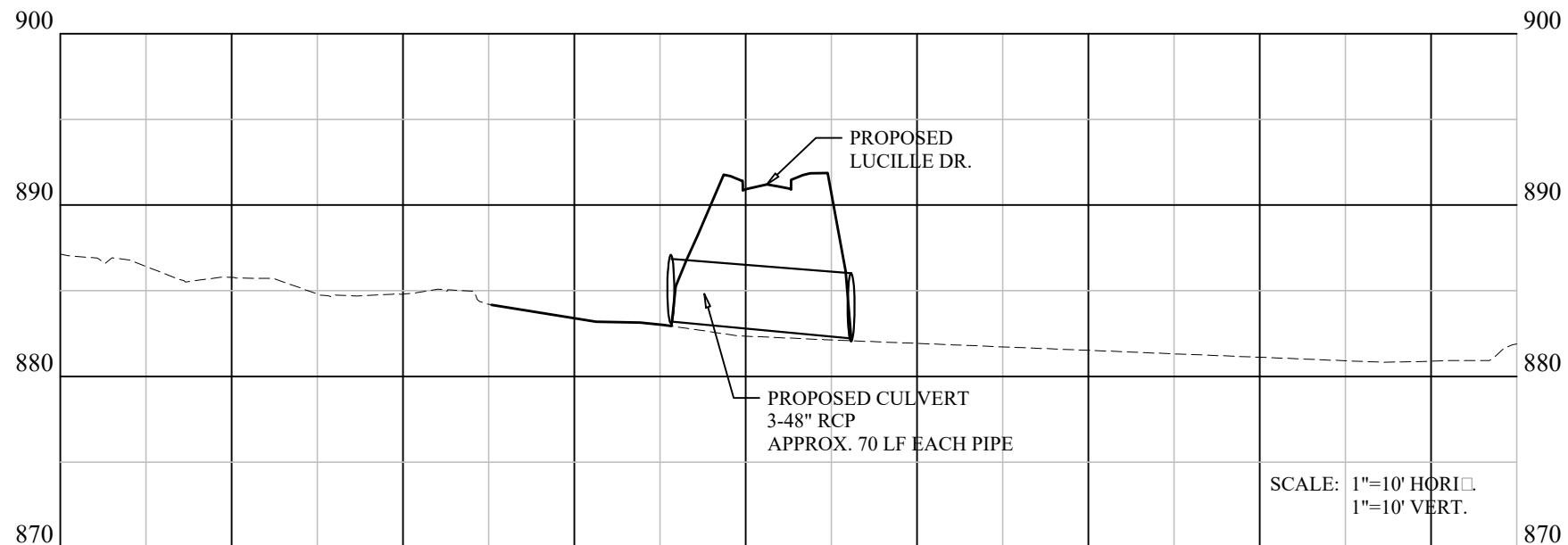
SECTION NO. 1 STR1-P

Villages of Great Acres Development
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PROJ. CULVERT PROFILE
(UNDER LUCILLE DR.)
DATE: NOVEMBER 2017



LEGEND

- EXISTING POND SURFACE
PROPOSED GRADE

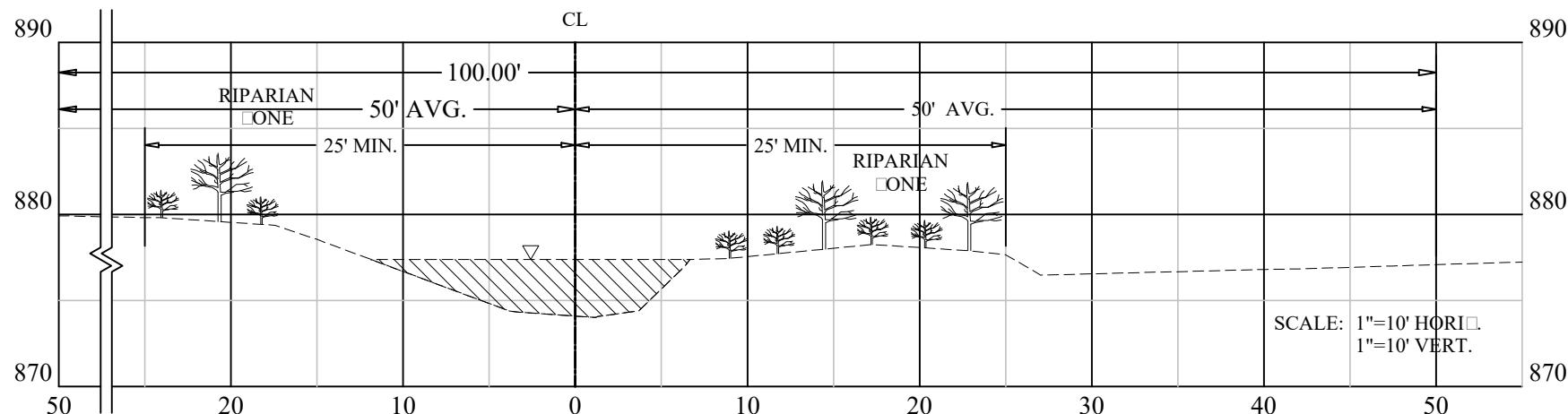
**CULVERT PROFILE
(UNDER LUCILLE DRIVE)
STR1-P**

Villages of Great Acres Development
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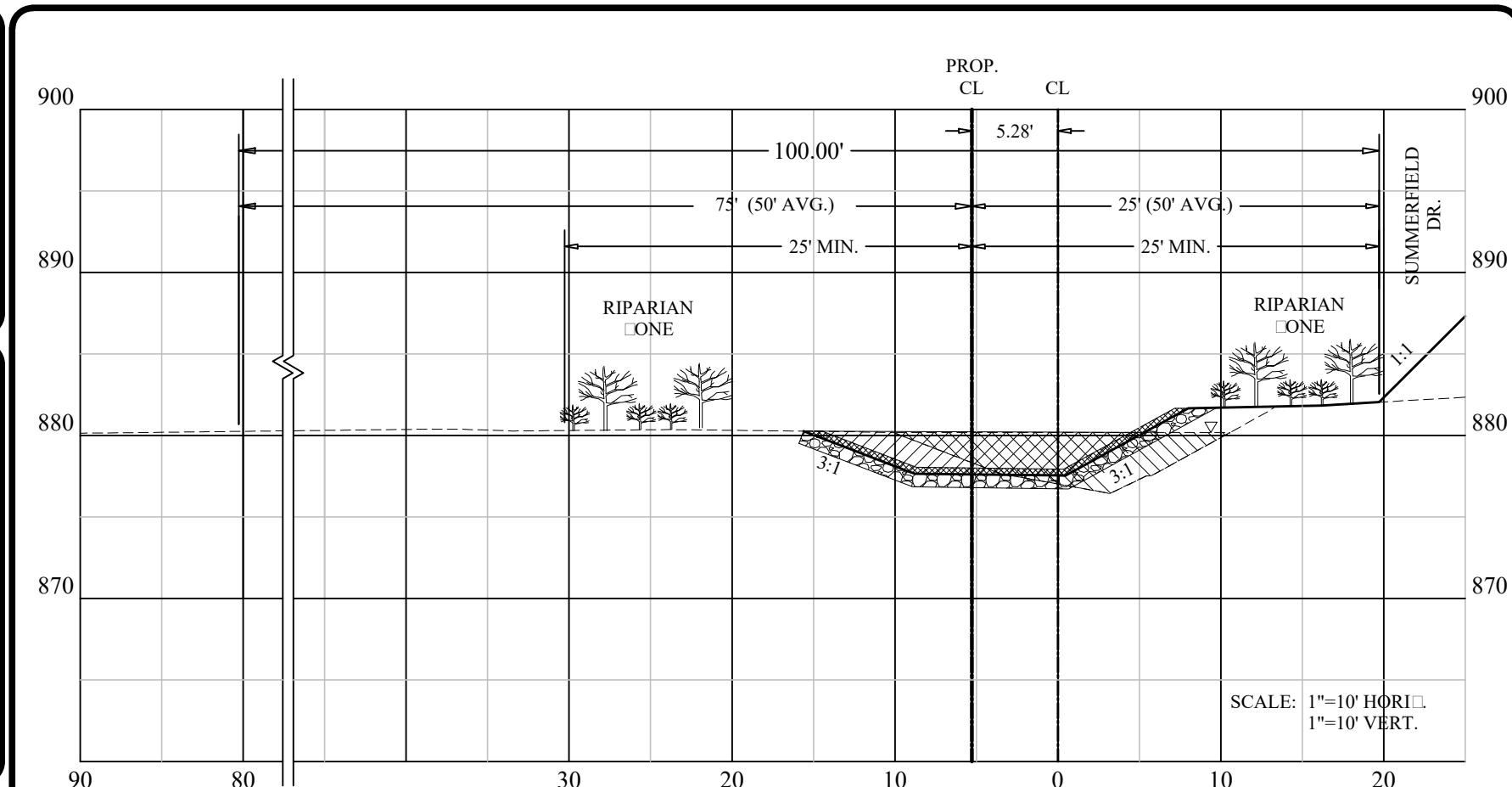
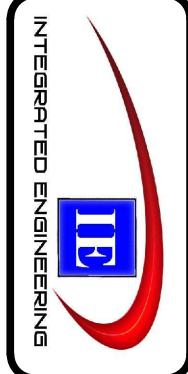
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PROJECT NO: 160004
DATE: NOVEMBER 2017



LEGEND

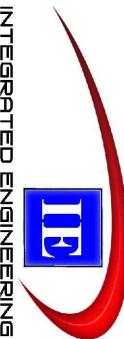
- EXISTING CHANNEL AREA
- EXISTING POND SURFACE
- PROPOSED PLANTINGS
(PER LFUCG REQUIREMENTS)

**SECTION NO. 2
STR1-P**

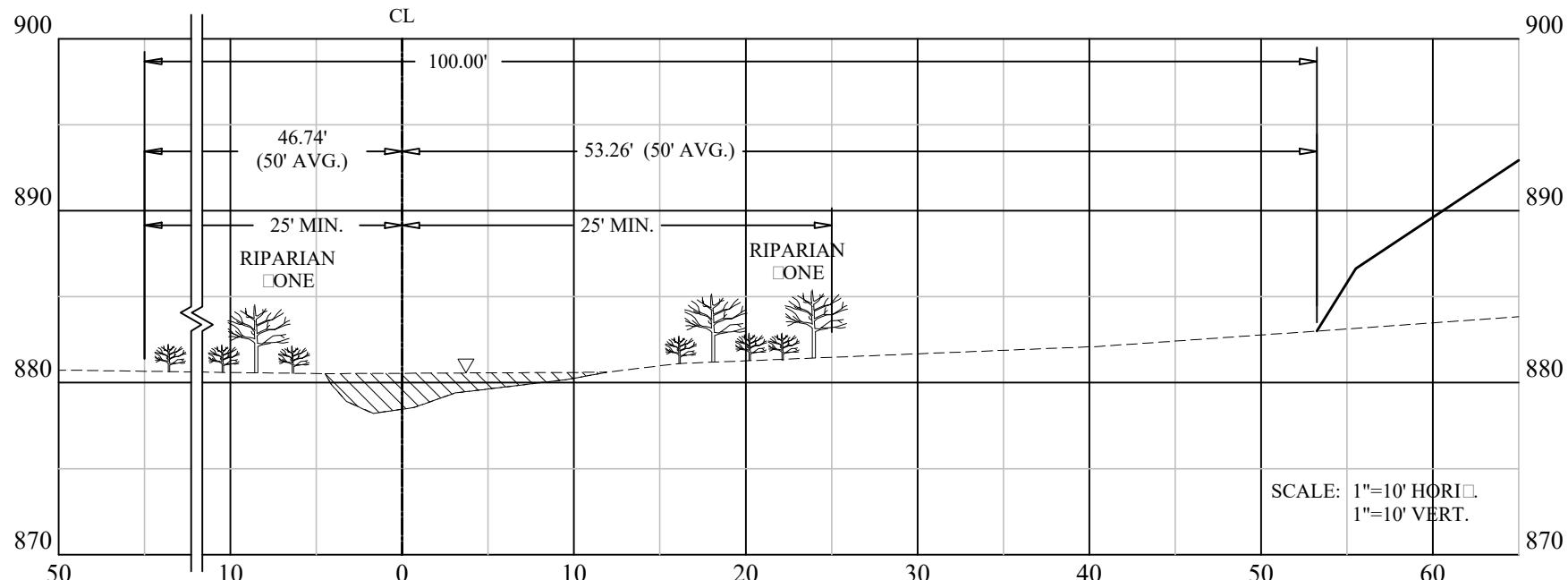


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SECTION NO. 3
 DATE: NOVEMBER 2017



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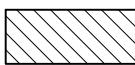
LEGEND

EXISTING CHANNEL AREA

EXISTING POND SURFACE

PROPOSED PLANTINGS
(PER LFUCG REQUIREMENTS)

**SECTION NO. 4
STR1-I**

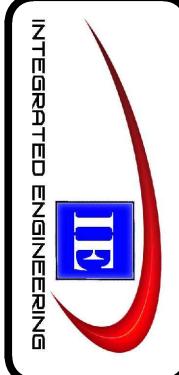


SECTION NO. 4

DATE: NOVEMBER 2017

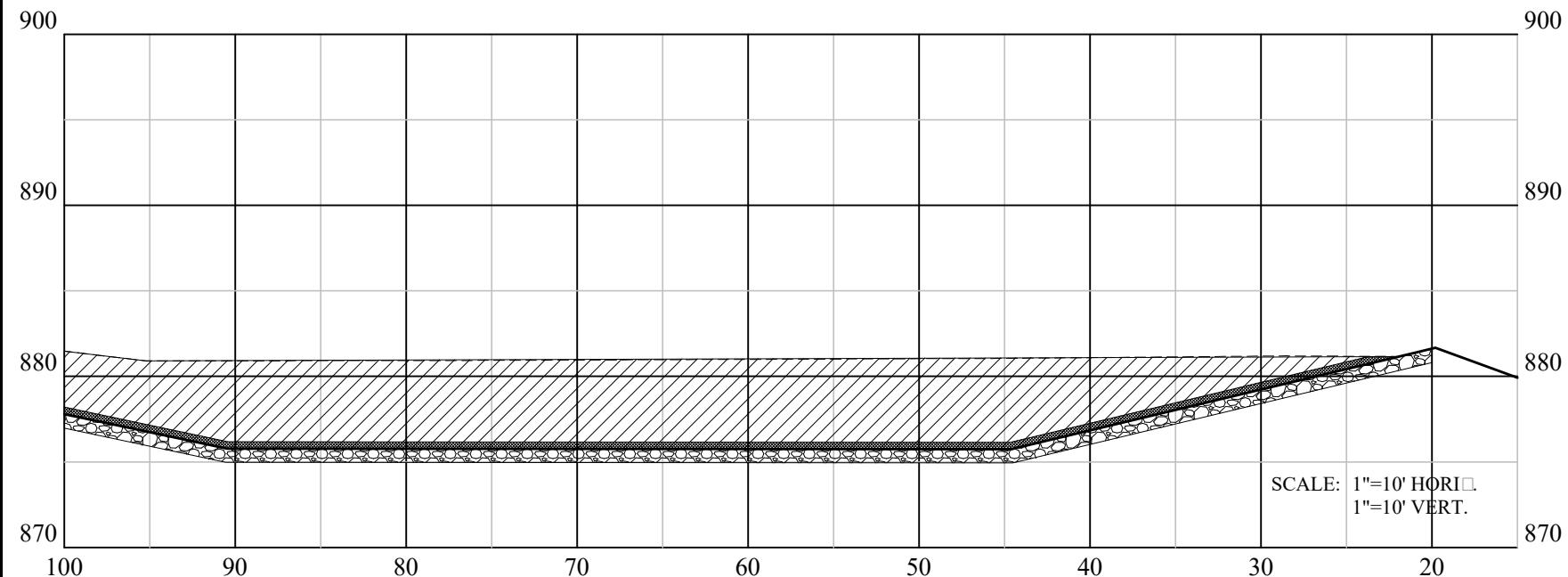
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SECTION NO. 5
PROJECT NO: 160004
DATE: NOVEMBER 2017



LEGEND

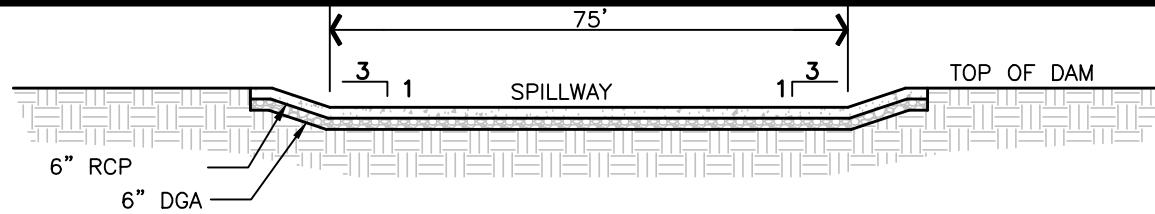
- STR2-P AREA
- EXISTING POND SURFACE
- PROPOSED GRADE
- NATURAL ROC \square BOTTOM
- NATIVE GRASSES \square VEGETATION

SECTION NO. 5 STR2-P



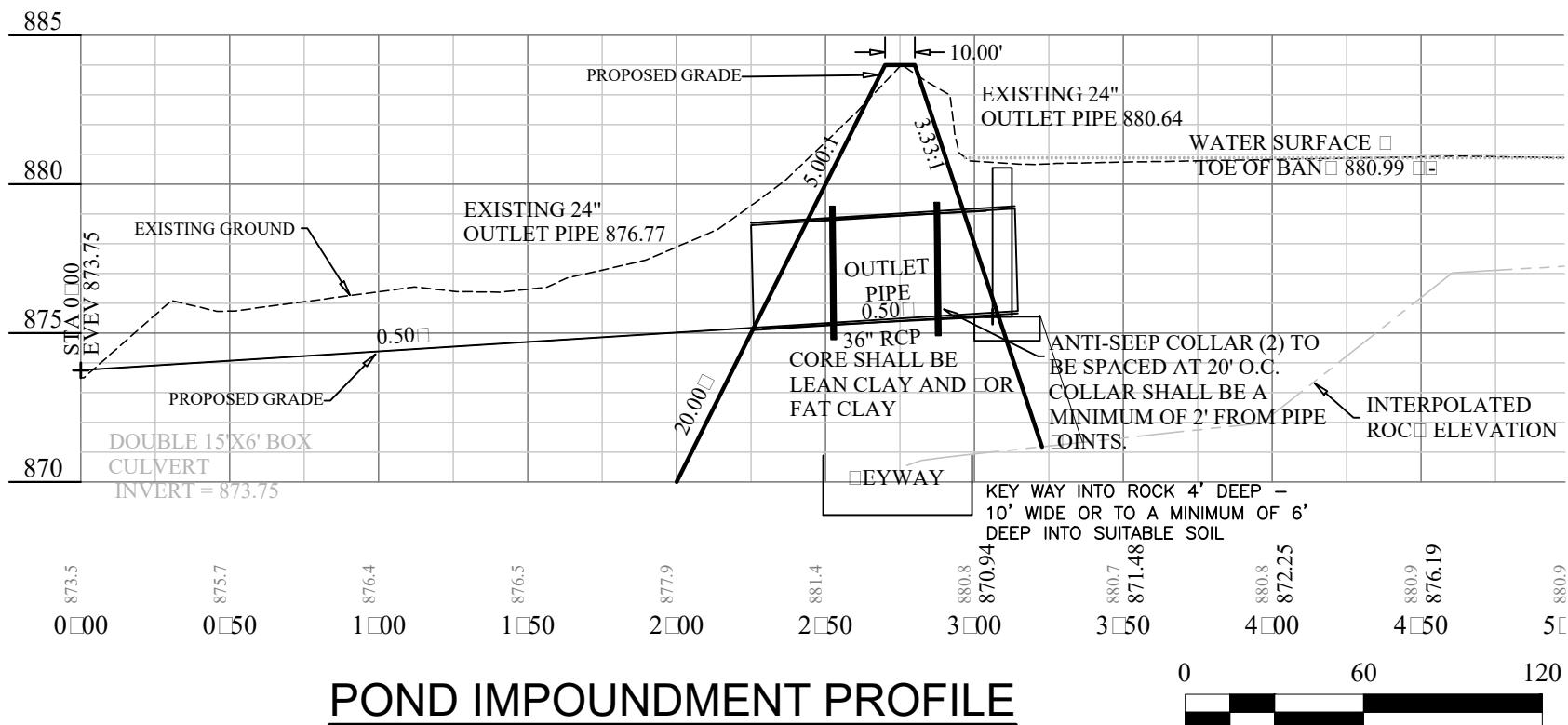
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PROJECT NO: 16-0004
 IMPOUNDMENT PROFILE
 FROM MASTERTON STATION
 UPSTREAM
 DATE: SEPTEMBER 2017



EMERGENCY SPILLWAY SECTION

N.T.S.



POND IMPOUNDMENT PROFILE